

**RESOLUTION NO. 2024-018**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A WAIVER OF ORDINANCE SEC. 14-3-5(b) (CONSERVATION EASEMENT) AND THE AMENDED PRELIMINARY PLAT OF AUDUBON ARBORETUM WHICH PROPOSES 120 SINGLE-FAMILY RESIDENTIAL LOTS AND 5 OUTLOTS ON PARCEL ID NOS. 104-04-23-17-084-000, 104-04-23-17-085-000, 104-04-23-17-086-005, and 104-04-23-17-083-000 SUBMITTED BY DANIEL SZCZAP, APPLICANT, AUDUBON PARK-RACINE, LLC, OWNER**

The Village Board of the Village of Caledonia hereby resolves as follows:

**WHEREAS**, the applicant has submitted an Amended Preliminary Plat for Audubon Arboretum to the Village for consideration. The amended Preliminary Plat would create 120 lots from the existing parcels and 5 Outlots; and

**WHEREAS**, the original Preliminary Plat was approved in 2005 by the Village Board and Plan Commission with only 106 lots. The Plat was extended until Resolution 2018-13 was approved which modified the concept plan and authorized a waiver for a cul-de-sac longer than 800' and a waiver to the 40% Open Space Requirement; and

**WHEREAS**, after review of the Amended Preliminary Plat of Audubon Arboretum, the Village Engineer created a Memo for the Village Plan Commission. The Village Engineer's Memo dated January 18, 2024, attached hereto as **Exhibit A**, recommended conditional approval of the amended Preliminary Plat and a waiver to the required Conservation Easement Sec. 14-3-5(b) of the Village's Code; and

**WHEREAS**, the Village Plan Commission on January 29, 2024, recommended conditional approval of the Amended Preliminary Plat for Audubon Arboretum and a waiver to the required Conservation Easement Sec. 14-3-5(b) of the Village's Code in accordance with the Village Engineers Memo (**Exhibit A**); and

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the Amended Preliminary Plat for Audubon Arboretum and a waiver to the required Conservation Easement Sec. 14-3-5(b) of the Village's Code as set forth above, is hereby approved for the reasons and requirements set forth in **Exhibit A**, and subject to the same conditions imposed by the Village Plan Commission, and as described in **Exhibit A** and in compliance with all applicable Village Ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 13 day of February 2024.

**VILLAGE OF CALEDONIA**

By: Thomas R. Weatherston  
Thomas Weatherston  
Village President

Attest: Jennifer Olsen  
Jennifer Olsen  
Village Clerk